

IN RE: PETITIONS FOR SPECIAL EXCEPTION * BEFORE THE
AND VARIANCE - SE/Corner Pulaski
Highway and Allender Road * DEPUTY ZONING COMMISSIONER
(11445 Pulaski Highway)
11th Election District * OF BALTIMORE COUNTY
5th Councilmanic District * Case No. 97-472-SPXA

Jerry Thurston
Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of Petitions for Special Exception and Variance for that property known as 11445 Pulaski Highway, located at its intersection with Allender Road in White Marsh. The Petitions were filed by the owner of the property, Jerry Thurston, through his attorney, Gerald C. Ruter, Esquire. The Petitioner requests a special exception for an arcade and restaurant on the subject property, and variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 238.2 to permit a side and rear setback of 3.1' in lieu of the required 30 feet each, and from Section 409.6.A.2 to permit 159 parking spaces in lieu of the required 238 spaces for a proposed restaurant expansion. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were Jerry Thurston, legal owner of the property, Steve Annis, Architect, and John W. Nowicki, Esquire, who represented the Petitioner on behalf of Mr. Ruter. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a triangular shaped parcel, located on the southeast corner of Pulaski

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Date

By

Highway at its intersection with Allender Road. The property consists of 1.812 acres, more or less, zoned B.R., and is improved with a restaurant, formerly known as The Brass Horse. The zoning history of this property demonstrates that same was the subject of prior Case No. 91-249-A in which the then Deputy Zoning Commissioner Ann M. Nastarowicz, granted variance relief for a proposed addition to the restaurant on May 22, 1991. At that time, the Petitioner proposed to significantly expand the existing restaurant, and a retail and balcony seating area were contemplated. Although relief was granted, subject to certain terms and restrictions, the Petitioner apparently revised his plans for the subject site before any construction was undertaken. Subsequently, the Petitioner came before Zoning Commissioner Lawrence E. Schmidt in Case No. 92-308-A, seeking variance relief to permit an expansion of the existing kitchen and presented a modified site plan which eliminated the retail and balcony seating areas previously proposed. By Order dated March 30, 1992, Commissioner Schmidt granted the Petitioner's request. The Petitioner now comes before me seeking special exception and variance relief to redevelop the entire site, incorporating an arcade use with the expanded restaurant. The proposed arcade will consist of a number of video and virtual reality games and will cater to families. The site plan submitted shows that the Petitioner has acquired additional land to the rear of his property and will be able to provide more parking than in the past; however, the same side and rear setback of 3.1 feet will be maintained, and while additional parking will be provided, the Petitioner still lacks the number required for the proposed expansions. Testimony revealed that the Petitioner recently commenced making extensive renovations to the existing building and changed the name of the business to Attitudes 3000. All renovations

OFFICE OF THE CLERK
6/13/92
by [signature]

to the subject site have been completed and the Petitioner hopes to open by the end of June, 1997. Due to the proposed addition of an arcade to the restaurant use, a special exception is necessary. In addition, the requested variances are necessary to legitimize existing conditions on the property, due to the recent improvements.

Further testimony revealed that the Petitioner has submitted a landscape plan to Baltimore County, which has been reviewed and approved by the County's Landscape Architect. A copy of said plan shows that extensive landscaping is proposed for the site.

It is clear that the B.C.Z.R. permits the use proposed in a B.R. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. In fact, no one appeared in opposition to the request, and there were no adverse comments submitted by any Baltimore County reviewing agency. Thus, the facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

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Date

By

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, I am persuaded to grant the variances. As noted above, the same side/rear setbacks of the original building will be maintained, and while the Petitioner cannot meet parking requirements for the proposed improvements, it is apparent that parking has never been a problem at this site as evidenced

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Date 6/13/92
By [Signature]

by the prior parking variances granted to this Petitioner. And, as stated earlier, the Petitioner has acquired additional land to the rear of his property and is able to provide 45 more parking spaces than in the past. In my view, that strict compliance with the zoning regulations would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special exception and variances should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13th day of June, 1997 that the Petition for Special Exception to permit an arcade and restaurant on the subject property, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 238.2 to permit a side and rear setback of 3.1' in lieu of the required 30 feet each, and from Section 409.6.A.2 to permit 159 parking spaces in lieu of the required 238 spaces for a proposed restaurant expansion, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

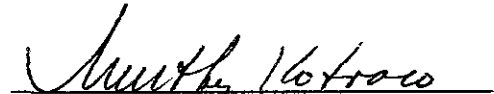
2) Landscaping for the subject property shall be completed within six (6) months of the date of this

ORDER RECEIVED FOR FILING
Date 6/13/97
By [Signature]

Order. All landscaping of the subject site must be in compliance with the landscape plan approved by the Landscape Architect for Baltimore County.

3) When applying for any permits, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

RECEIVED FOR FILING
Date 6/13/97
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

June 13, 1997

John W. Nowicki, Esquire
6916 North Point Road
Baltimore, Maryland 21219

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE
SE/Corner Pulaski Highway and Allender Road
(11445 Pulaski Highway)
11th Election District - 5th Councilmanic District
Jerry Thurston - Petitioner
Case No. 97-472-SPXA

Dear Mr. Nowicki:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Jerry Thurston
11445 Pulaski Highway, White Marsh, Md. 21162

Mr. Steve Annis, Innovative Design Group
720 S. Montford Avenue, Baltimore, Md. 21224

People's Counsel; Case Files



RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
PETITION FOR VARIANCE
11445 Pulaski Hwy (Brass Horse Restaurant)* ZONING COMMISSIONER
Corner S/S Pulaski Hwy, W/S Allender Rd
11th Election District, 5th Councilmanic * OF BALTIMORE COUNTY
Jerry Thurston * CASE NO. 97-472-XA
Petitioner
* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of May, 1997, a copy of the foregoing Entry of Appearance was mailed to Gerald C. Ruter, Esq., 3201 E. Joppa Road, Baltimore, MD 21234, attorney for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 11445 POLASKI Hwy 21162
which is presently zoned BR

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the

ARCADÉ & RESTAURANT.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s):

NEERA THORNTON
(Type or Print Name)

[Signature]
Signature

(Type or Print Name)

Signature

11445 POLASKI Hwy 344-0182
Address Phone No.

WHITE MARSH MD 21162
City State Zipcode

Name. Address and phone number of representative to be contacted.

INNOVATIVE DESIGN GRP.
Name
720 S. MONTGOMERY AVE 563-8119
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2 hr
unavailable for Hearing

the following dates _____ Next Two Months

ALL ☒ OTHER _____
REVIEWED BY: mta DATE 4/23/12

Attorney for Petitioner:

Gerald C. Ruter
(Type or Print Name)

[Signature]
Signature

3201 E. Joppa Road 410 665-9500
Address Phone No.

Baltimore, MD 21234
State Zipcode

ORDER RECEIVED FOR FILING
Date 6/13/12
By [Signature]



FROM : RELIANCE ENGINEERING

PHONE NO. : 410 558 1390

Apr. 16 1997 12:19PM P1

#472



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11445 Pulaski Hwy

which is presently zoned BR

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

238.2 to permit a 3.1' side and rear setback in lieu of 30' &

409.6 A.Z. to permit 159 parking spaces in lieu of 238.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

to be determined at hearing

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchased/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

X Attorney for Petitioner:

GERALD C. RUTER

(Type or Print Name)

Signature

3201 E. Joppa Road (410)665-9500

Address

Baltimore, MD

Phone No.

21234

City

State

Zipcode

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Jerry Thurston

(Type or Print Name)

Signature

(Type or Print Name)

Signature

11445 Pulaski Highway 344-0782

Address

Phone No.

White Marsh, MD 21162

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Innovative Design Group, Inc.

Name

720 S. Montford Avenue 21227

Address

Phone No.

563-8119

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

2 hr

the following date

Next Two Months

ALL

OTHER

REVIEWED BY:

mfr

DATE 4/23/97



Printed with Soybean Ink
on Recycled Paper



ORDER RECEIVED FOR FILING

Date

By

Zoning Description

Beginning at a point on the southeast side of Pulaski Highway which is 75 feet wide at the centerline of Allender Road, which is 20 feet wide in right of way. Thence the following courses and distances:

Typical metes and bounds: N 31°43'40"W 45.0'; N 8°31'00"E 475.0';
S 49°39'40"E 328.4'; S 45°20'20"W 186.4'; and S 15°20'25"W 163.6'
to the place of beginning as recorded in Deed Liber 7897/347; 8519/502.

Property Address:
Brass Horse Restaurant
11445 Pulaski Highway
White Marsh, MD 21162



CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/15, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/15, 1997.

THE JEFFERSONIAN,

A. H. Enriebeaux
LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #97-472-XA

11445 Pulaski Highway
Bloss House Restaurant
corner S/S Pulaski Highway,
W/S Alekter Road
11th Election District
Baltimore County
Legal Delineation
Jerry Thurston

Special Exception for site and restaurant. Verdict: to permit a 3.1 foot side and rear setback in lieu of 30 feet and to permit 159 parking spaces in lieu of 238.
Hearing: Monday, June 2, 1997 at 2:00 p.m., 4th floor hearing room County Bldg., 401 Bailey Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings and special accommodations
Please Call (410) 887-3353.
(2) For information concerning the file and/or hearing, Please Call (410) 887-3391.

5/288 May 15 C143713

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No.

030575

DATE 4/23/97 ACCOUNT 01-615
Item 472
By: MJK
AMOUNT \$ 550.00

RECEIVED FROM: JAT Construction + Sons, Inc - 11445 Polask. Hwy.
020 - Comm Var. - \$250.00
FOR: 050 - Sp Excepts - \$300.00

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

0302140361M1CHRC

GA 000276F04 23-97

\$550.00

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case # 97-472-XA

Petitioner/Developer:
(Jerry Thurston)
Date of Hearing/Closing:
(June 2, 1997)

**Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

**This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____**

_____ 11445 Pulaski Highway Baltimore, Maryland 21162 _____

**The sign(s) were posted on _____ May 16, 1997 _____
(Month, Day, Year)**

Sincerely,

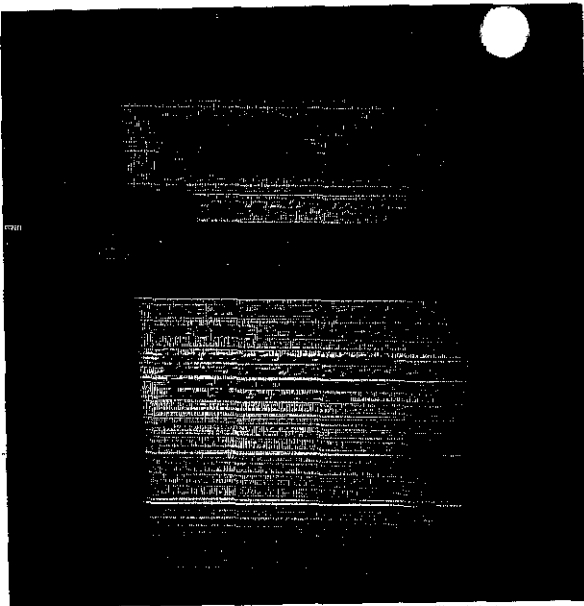

(Signature of Sign Poster & Date)

**_____
Thomas P. Ogle, Sr.
(Printed Name)**

**_____
325 Nicholson Road
(Address)**

**_____
Baltimore, Maryland 21221**

**_____
(410)-687-8485
(Telephone Number)**



97-472-XA

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: _____

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: Special Exception for an arcade and a
variance for a 3.1' side and rear setback in lieu of 30'
and to permit 159 parking spaces in lieu of 238

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 472

Petitioner: Jerry Thurston (Brass Horse Restaurant)

Location: 11445 Pulaski Highway

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Jerry Thurston

ADDRESS: 11445 Pulaski Highway
White Marsh, MD 21162

PHONE NUMBER: (410) 344-0782

AJ:ggs

(Revised 04/09/93)

TO: PUTUXENT PUBLISHING COMPANY
May 15, 1997 Issue - Jeffersonian

Please forward billing to:

Gerald C. Ruter, Esq.
3201 E. Joppa Road
Baltimore, MD 21234
410-665-9500

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-472-XA
11445 Pulaski Highway - Brass Horse Restaurant
corner S/S Pulaski Highway, W/S Allender Road
11th Election District - 5th Councilmanic
Legal Owner(s): Jerry Thurston

Special Exception for arcade and restaurant.

Variance to permit a 3.1 foot side and rear setback in lieu of 30 feet and to permit 159 parking spaces in lieu of 238.

HEARING: MONDAY, JUNE 2, 1997 at 2:00 p.m., 4th floor hearing room Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 9, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-472-XA

11445 Pulaski Highway - Brass Horse Restaurant
corner S/S Pulaski Highway, W/S Allender Road
11th Election District - 5th Councilmanic
Legal Owner(s): Jerry Thurston

Special Exception for arcade and restaurant.

Variance to permit a 3.1 foot side and rear setback in lieu of 30 feet and to permit 159 parking spaces in lieu of 238.

HEARING: MONDAY, JUNE 2, 1997 at 2:00 p.m., 4th floor hearing room Courts Bldg., 401 Bosley Avenue.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Jerry Thurston
Innovative Design Group
Gerald C. Ruter, Esq.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MAY 18, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 30, 1997

Gerald C. Ruter, Esquire
3201 E. Joppa Road
Baltimore, MD 21234

RE: Item No.: 472
Case No.: 97-472-XA
Petitioner: Jerry Thurston

Dear Mr. Ruter:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 23, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in black ink that reads "Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: May 14, 1997

FROM: Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for May 14, 1997
 Item No. 472

The Development Plans Review Division has reviewed the subject zoning item. See our previous comments for this site under C.R.G. Waiver #W-91-119, Brass Horse Restaurant, dated August 4, 1992.

The previously approved Landscape Plan may be subject to new conditions from the current request.

RWB:HJO:jrb

cc: File

ZONE512.472

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: May 14, 1997

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: 11445 Pulaski Highway

INFORMATION

Item Number: 472

Petitioner: Thurston Property

Zoning: BR

Requested Action: Special Exception & Variance

Summary of Recommendations:

The subject property is located just opposite of an attractive, newly constructed commercial center. The center greatly enhances this portion of Pulaski Highway. While the Planning Office does not oppose the requested special exception and accompanying variance, we recommend that a condition be placed in the Order requiring the applicant to submit elevation drawings of the addition for review and approval by this office prior to issuance of any building permits. In addition, it is recommended that the applicant be required to file a landscape plan with the Baltimore County Landscape Architect.

Prepared by:

Jeffrey M. Long

Division Chief:

Gary L. Kerns

AFK/JL

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

May 8, 1997

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: The Painters Mill Venture, Inc.
Jerry Thurston
Manor Health Care Corporation
Baltimore County, Lodge #4 of Fraternal
Order of Police, Inc.

Location: DISTRIBUTION MEETING OF May 8, 1997

Item No.: 462, 472, 461, 465, Zoning Agenda:

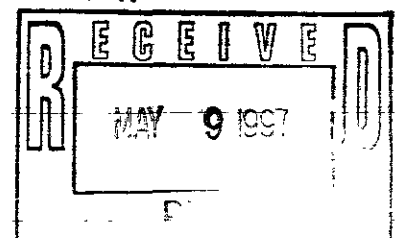
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4681, MS-1102F

cc: File





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 5-6-97
Item No. 472 MJK

Dear Ms. Eubanks:

We have reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/US are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.
Thank you for the opportunity to review this item.

Very truly yours,

P. J. Gredlein
for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 5/12/97

FROM: R. Bruce Seeley - RBS/gp
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: May 5, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	463	486
	464	481
	471	482
	472	483
	473	485
	474	487
	475	
	476	
	478	

RBS:sp

BRUCE2/DEPRM/TXTSBP

**PROVISIONAL APPROVAL
PERMIT NUMBER: _____**



Date: 4/25/97

Location: 11445 Pulaski Highway

The issuance of this permit in no way grants or implies approval of any matter relating to this property which is in conflict with the Baltimore County Zoning Regulations.

The issuance of this permit is subject to the following **Conditions:**

- ☒ Owner has filed for a public hearing, Item # 472. *(provisional approval for variance only; not the special exception)*
- ☐ Owner must file for a public hearing within ____ days before the Zoning Commission requesting relief from all conflicts with the Baltimore County Zoning Regulations.
- ☐ Owner/contract purchaser must submit a complete revised site development plan and requested accompanying information within ____ days resolving all possible conflicts with the Baltimore County Zoning Regulations.

The owner/contract purchaser may proceed at his own risk with the construction indicated in the above referenced permit.

However, in the event that any or all of the above conditions are not completed as stipulated, and/or the petition for relief has been denied, dismissed, or withdrawn, this provisional approval is rescinded forthwith.

Immediately thereafter, the owner/contract purchaser must return the property to the condition it was in prior to the beginning of said construction and accepts full financial liability in the matter.

mk
ZONING STAFF

mk Carl Jablon
for DIRECTOR, PERMITS & DEVELOPMENT MANAGEMENT

I have read the above statement and I agree to abide by the decision of the zoning commissioner, if applicable, in this matter. I also hereby certify that I, the undersigned, am in fact the owner and, if applicable, the contract purchaser and not just an agent for same.

Applicant: Stephen C. Annis

Signed - Owner [Signature] Signed - Contract Purchaser _____

Printed Name TERRE THORSTON Printed Name _____

Address 11445 Pulaski Hwy. Address _____

WHITE MARSH, MD 21152

Work Phone # 410-344-0700 Work Phone # _____

Home Phone # _____ Home Phone # _____

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE: 4/1/97
OFA: HISTORIC DISTRICT/BLDG.

PERMIT #:
RECEIPT #:
CONTROL #:
FEE #:

PROPERTY ADDRESS 11445 Pulaski Hwy
SUITE/SPACE/FLOOR
SUBDIV:
TAX ACCOUNT #: 110705-150
OWNER'S INFORMATION (LAST FIRST)
NAME: Jerry Thurston
ADDR: 11445 Pulaski Hwy

YES ☒ NO
DO NOT KNOW
DISTRICT/PRECINCT 11 05

RE:
ID:
ID BY:
SPECTOR:
HAVE CAREFULLY READ THIS APPLICATION
TO KNOW THE SAME IS CORRECT AND TRUE,
AND THAT IN DOING THIS WORK ALL PROVI-
SIONS OF THE BALTIMORE COUNTY CODE AND
APPROPRIATE STATE REGULATIONS WILL BE
COMPLIED WITH WHETHER HEREIN SPECIFIED
OR NOT AND WILL REQUEST ALL REQUIRED
SPECIFICATIONS.

APPLICANT INFORMATION

NAME: Steve Annis
COMPANY: Innovative Design Gr. Inc.
STREET 720 S. MONTFORD AVE
CITY, ST, ZIP BALTIMORE, MD 21204
PHONE #: 563-51197 MHIC LICENSE #:
APPLICANT SIGNATURE: J. J. Annis TRACT: BLOCK:
PLANS: CONST 2 PLOT 11 PLAT DATA EL PL
TENANT: Owner
CONTR: Owner
ENGR:
SELLR:

DOES THIS BLDG.
HAVE SPRINKLERS
YES NO ☒

BUILDING 1 or 2 FAM
CODE CODE 1993 BOCA
BOCA CODE

TYPE OF IMPROVEMENT
☒ NEW BLDG CONST
☐ ADDITION
☐ ALTERATION
☐ REPAIR
☐ WRECKING
☐ MOVING
☐ OTHER

DESCRIBE PROPOSED WORK:

TO CONSTRUCT ADDITION TO EXIST REST. FROM
CONCRETE BLOCK & STEEL STRUCTURE. EXPANSION FOR
KITCHEN, DINING & ASSY. INT. ALT. TO 100% PART.
CEILING, FIXTURES & FINISHES, ADDITION TO ALL
4 SIDES. COMPLETED 1ST FLOOR AREA = 9152, SEC. FLR
NON-RESIDENTIAL = 2725 S.F.

TYPE OF USE
RESIDENTIAL

ONE FAMILY
TWO FAMILY
THREE AND FOUR FAMILY
FIVE OR MORE FAMILY
(ENTER NO UNITS)
SWIMMING POOL
GARAGE
OTHER

08. AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. CHURCH, OTHER RELIGIOUS BUILDING
10. FENCE (LENGTH HEIGHT)
11. INDUSTRIAL, STORAGE BUILDING
12. PARKING GARAGE
13. SERVICE STATION, REPAIR GARAGE
14. HOSPITAL, INSTITUTIONAL, NURSING HOME
15. OFFICE, BANK, PROFESSIONAL
16. PUBLIC UTILITY
17. SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. SIGN
19. STORE MERCANTILE RESTAURANT
SPECIFY TYPE
20. SWIMMING POOL SPECIFY TYPE
21. TANK, TOWER
22. TRANSIENT HOTEL, MOTEL (NO. UNITS)
23. OTHER

WAVE DATA
SHEEP CON

TYPE OF FOUNDATION BASEMENT
SLAB 1. FULL
BLOCK 2. PARTIAL
CONCRETE 3. NONE

TYPE OF CONSTRUCTION

MASONRY
WOOD FRAME
STRUCTURE STEEL
REINFC. CONCRETE

TYPE OF HEATING FUEL

1. GAS 3. ELECTRICITY
2. OIL 4. COAL

TYPE OF SEWAGE DISPOSAL

1. PUBLIC SEWER ☒ EXISTS ☒ PROPOSED
2. PRIVATE SYSTEM ☒ EXISTS ☐ PROPOSED
SEPTIC ☐ EXISTS ☐ PROPOSED
PRIVY ☐ EXISTS ☐ PROPOSED

TYPE OF WATER SUPPLY

1. PUBLIC SYSTEM ☒ EXISTS ☐ PROPOSED
2. PRIVATE SYSTEM ☐ EXISTS ☐ PROPOSED

CENTRAL AIR: 1. 2.
ESTIMATED COST: \$

MATERIALS AND LABOR

PROPOSED USE: Restaurant
EXISTING USE: Restaurant

OWNERSHIP
1. PRIVATELY OWNED 2. PUBLICLY OWNED 3. SALE 4. RENTAL

RESIDENTIAL CATEGORY: 1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE
FF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS: 6. MIRISE

FAMILY BEDROOMS
WASTE DISPOSAL 1. Y 2. N BATHROOMS CLASS
WIDER ROOMS KITCHENS LIBER FOLIO

APPROVAL SIGNATURES

DATE

BUILDING SIZE LOT SIZE AND SETBACKS
FLOOR SIZE 4000
WIDTH FRONT STREET
DEPTH SIDE STREET
HEIGHT 24' FRONT SETBK 51'
STORIES 2 SIDE SETBK 83/134
LOT #3 SIDE STR SETBK
CORNER LOT REAR SETBK 34
Y 2. N ZONING BR

BLD INSP :
BLD PLAN : OK to file CEN 3/31/97
FIRE :
SEDI CTL :
ZONING I: 3 Offshore for MK ok to file 4/28/97
PUB SERV I: 3 Offshore for MK ok to file 4/28/97
ENVRMNT : OK to file, Harwood 4/28/97
PERMITS :

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

* Need S+I for zoning before filing

Attention:

Joe Burns

These are the
Special exception & variance
papers Jerry was to Fax
to you.

Thanks Jim

To: DAN

From: Joe B.

97-472-SPXA

B 3035403



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

June 13, 1997

John W. Nowicki, Esquire
6916 North Point Road
Baltimore, Maryland 21219

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE
SE/Corner Pulaski Highway and Allender Road
(11445 Pulaski Highway)
11th Election District - 5th Councilmanic District
Jerry Thurston - Petitioner
Case No. 97-472-SPKA

Dear Mr. Nowicki:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Jerry Thurston
11445 Pulaski Highway, White Marsh, Md. 21162

Mr. Steve Annis, Innovative Design Group
720 S. Montford Avenue, Baltimore, Md. 21224

People's Counsel; Case Files

4103357694 ATTITUDES
IN RE: PETITIONS FOR
AND VARIANCE - SE/Corner Pulaski
Highway and Allender Road
(11445 Pulaski Highway)
11th Election District
5th Councilmanic District

Jerry Thurston
Petitioner

09/10/97 20:26

P03

* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-472-SPXA
*

* * * * *
FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of Petitions for Special Exception and Variance for that property known as 11445 Pulaski Highway, located at its intersection with Allender Road in White Marsh. The Petitions were filed by the owner of the property, Jerry Thurston, through his attorney, Gerald C. Ruter, Esquire. The Petitioner requests a special exception for an arcade and restaurant on the subject property, and variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 238.2 to permit a side and rear setback of 3.1' in lieu of the required 30 feet each, and from Section 409.6.A.2 to permit 159 parking spaces in lieu of the required 238 spaces for a proposed restaurant expansion. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were Jerry Thurston, legal owner of the property, Steve Annis, Architect, and John W. Nowicki, Esquire, who represented the Petitioner on behalf of Mr. Ruter. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a triangular shaped parcel, located on the southeast corner of Pulaski

1.812 acres, more or less, zoned B.R., and is improved with a restaurant, formerly known as The Brass Horse. The zoning history of this property demonstrates that same was the subject of prior Case No. 91-249-A in which the then Deputy Zoning Commissioner Ann M. Nastarowicz, granted variance relief for a proposed addition to the restaurant on May 22, 1991. At that time, the Petitioner proposed to significantly expand the existing restaurant, and a retail and balcony seating area were contemplated. Although relief was granted, subject to certain terms and restrictions, the Petitioner apparently revised his plans for the subject site before any construction was undertaken. Subsequently, the Petitioner came before Zoning Commissioner Lawrence E. Schmidt in Case No. 92-308-A, seeking variance relief to permit an expansion of the existing kitchen and presented a modified site plan which eliminated the retail and balcony seating areas previously proposed. By Order dated March 30, 1992, Commissioner Schmidt granted the Petitioner's request. The Petitioner now comes before the Board seeking special exception and variance relief to redevelop the entire site, incorporating an arcade use with the expanded restaurant. The proposed arcade will consist of a number of video and virtual reality games and will cater to families. The site plan submitted shows that the Petitioner has acquired additional land to the rear of his property and will be able to provide more parking than in the past; however, the same side and rear setback of 3.1 feet will be maintained, and while additional parking will be provided, the Petitioner still lacks the number required for the proposed expansions. Testimony revealed that the Petitioner recently commenced making extensive renovations to the existing building and changed the name of the business to Attitudes 3000. All renovations

to the subject site have been completed and the Petitioner hopes to open by the end of June, 1997. Due to the proposed addition of an arcade to the restaurant use, a special exception is necessary. In addition, the requested variances are necessary to legitimize existing conditions on the property, due to the recent improvements.

Further testimony revealed that the Petitioner has submitted a landscape plan to Baltimore County, which has been reviewed and approved by the County's Landscape Architect. A copy of said plan shows that extensive landscaping is proposed for the site.

It is clear that the B.C.Z.R. permits the use proposed in a B.R. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. In fact, no one appeared in opposition to the request, and there were no adverse comments submitted by any Baltimore County reviewing agency. Thus, the facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, I am persuaded to grant the variances. As noted above, the same side/rear setbacks of the original building will be maintained, and while the Petitioner cannot meet parking requirements for the proposed improvements, it is apparent that parking has never been a problem at this site as evidenced

earlier, the Petitioner has acquired additional land to the rear of his property and is able to provide 45 more parking spaces than in the past. In my view, that strict compliance with the zoning regulations would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special exception and variances should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13th day of June, 1997 that the Petition for Special Exception to permit an arcade and restaurant on the subject property, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 238.2 to permit a side and rear setback of 3.1' in lieu of the required 30 feet each, and from Section 409.6.A.2 to permit 159 parking spaces in lieu of the required 238 spaces for a proposed restaurant expansion, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

- 2) Landscaping for the subject property shall be completed within six (6) months of the date of this

compliance with the landscape plan approved by the
Landscape Architect for Baltimore County.

3) When applying for any permits, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.



TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

2. 209

Armed

Petitioners

PLEASE PRINT CLEARLY

~~PROTESTANT(S)~~ SIGN-IN SHEET

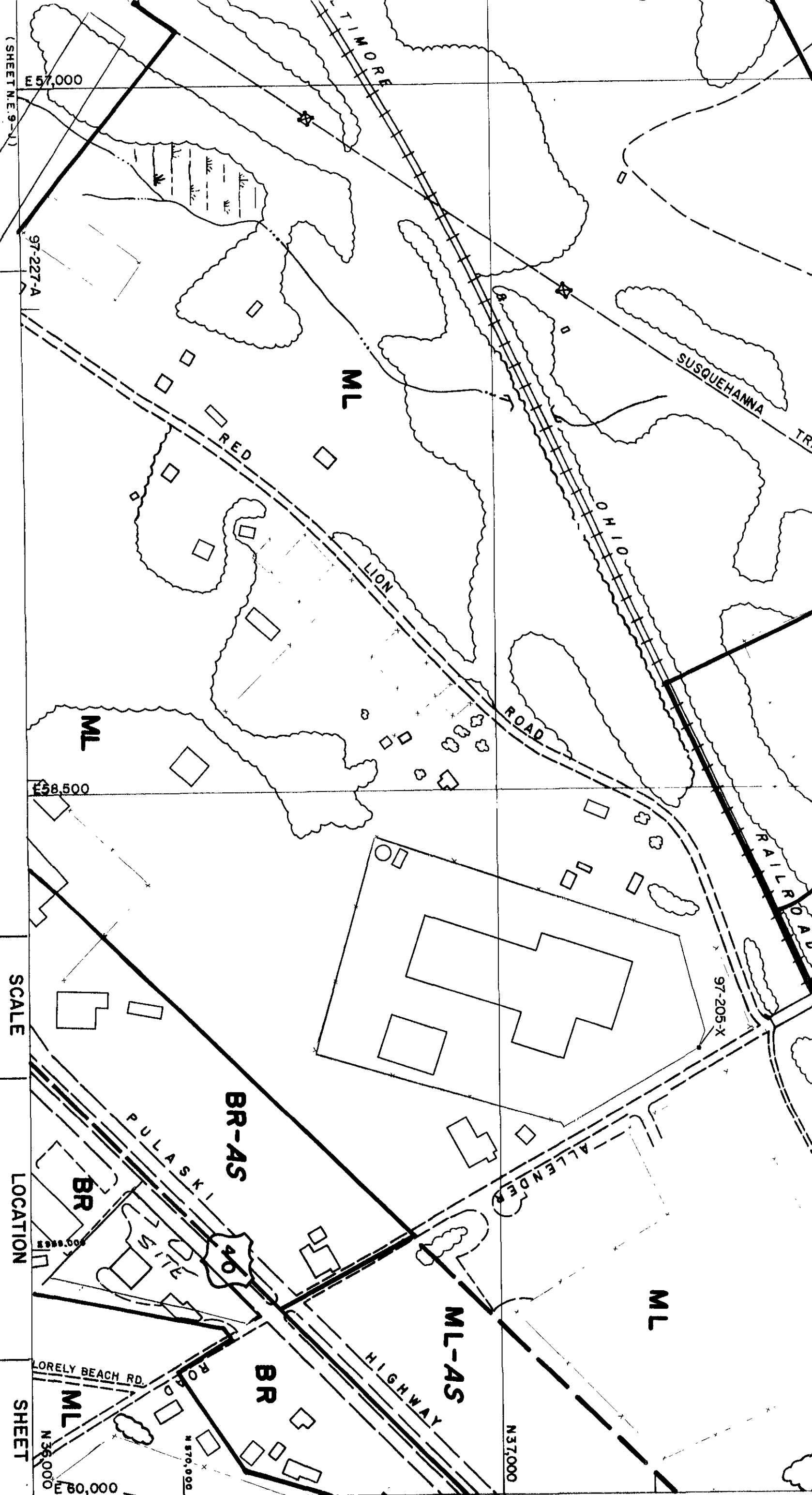
NAME

ADDRESS

STEVE ANNIS / IDG, Inc
John W. Nawicki
JERRY THORNTON

21224
720 S. MONTEFORD AVE.
6916 North Point Rd Polk Address
11449 Pulaski Hwy.

MORE COUNTY PLANNING AND ZONING ZONING MAP



SCALE 1" = 200' ±	DATE OF PHOTOGRAPHY JANUARY 1986
LOCATION 11445 Pulaski Highway LORELEY # 472	
SHEET N.E. 10-J	

11th Election District
5th Councilmanic District
Census Tract: 4113.02
Subwatershed: 20
Watershed: 3
Gross Site Area: 1.812 Acres
Net Site Area: 1.538 Acres

Marketing Tabulations:
 Restaurant Area: 11877 S.F./200 = 238 Required Spaces
 Parking Provided for on site = 159* (including 4 HCP)

Interpretations:

40 LF of Interior Road/20 = 7 P.U.
 81.91 LF of Adjacent Road/40 = 9.55 P.U.
 59 Parking Spaces/12 = 13.25 P.U.
 10 LF of Dumpster/15 = 1.25 P.U.
 Total Planting Units Required = 31

Floor Area Ratios:

Dead References: 7897/347; 8519/502; 7390/792

Estimated ADTs:
Restaurant: 11877 SF x 97 ADT / 1000 SF = 1152

Tax Account No.s: 11-07-041026 & 11-07-059150

Topography Compositd From Baltimore County 200' Scale and Field Observation.

Prepared By:

Innovative Design Group, Inc.
Architectural Designs & Renovations
Southard Avenue Baltimore, Maryland 21224-3654 (410) 563-4119

HEIGHT OF BPE - 25'-0"

**PETITIONER'S
EXHIBIT** _____

ORG MEETING WAIVER N-01-110

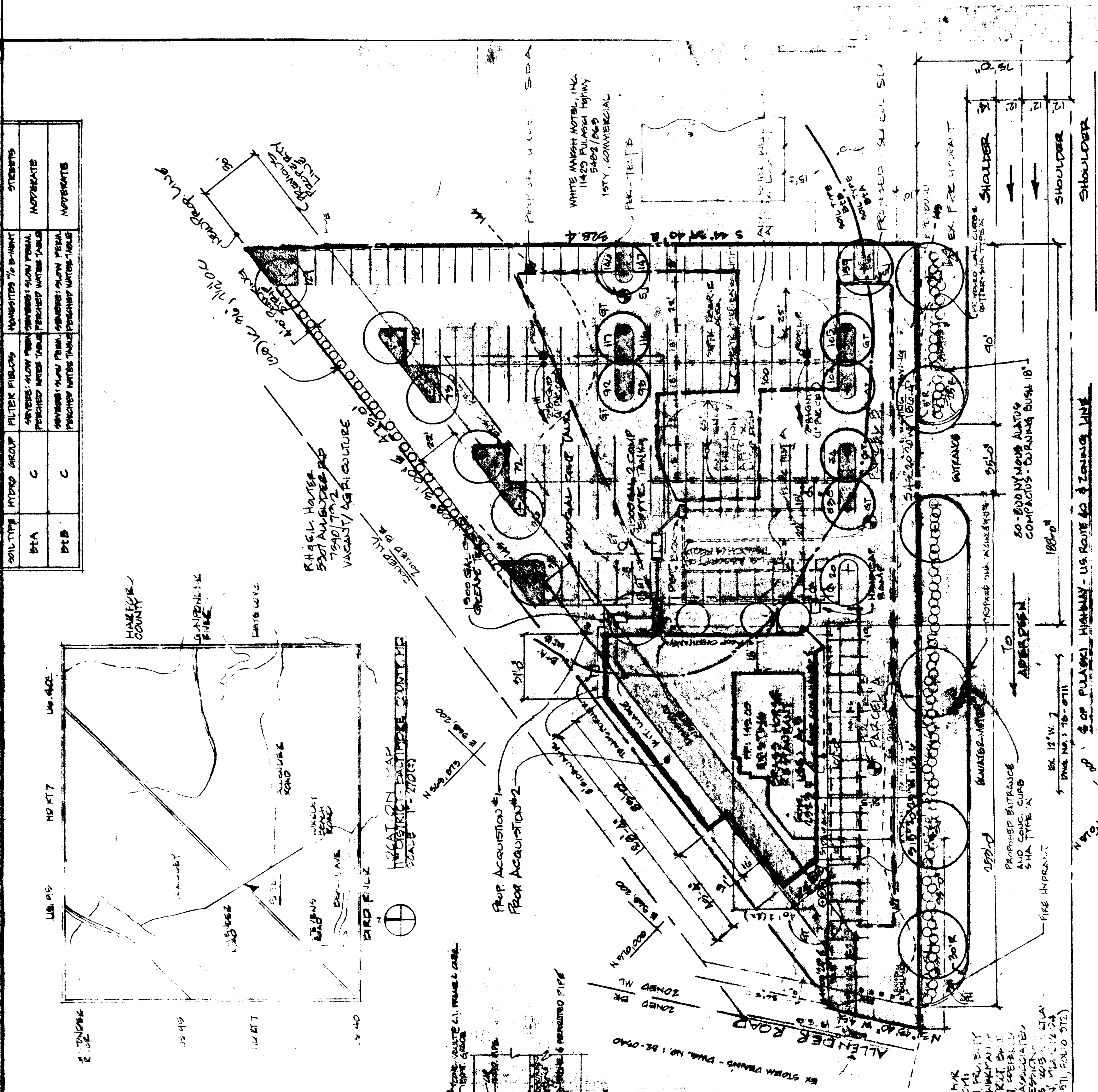
[illegible]

OWNER: JERRY THURSTON
11445 PULASKI HWY
WHITE MARIETTA, MD 21162

PROPOSED USE:
AS A MEXI-RESTAURANT;
ARCADGE.

CONTENTS	PLAN TO ACCOMPANY BIDD. PERMIT	DATE: 11/11/91	DRAWN: DPG	PROJECT NO: 9048
PROJECT TITLE		BRASS HORSE RESTAURANT BUILDING ADDITION		
SHEET		1445 PULASKI HIGHWAY WHITE MARSH, MD. 21182 OWNER/APPLICANT: MR. J. THURSTON (301)335-7111		

DATE ISSUED FOR:	DISTRICT	11
	C.R.G. No.	
	PLANNING No.	2
	SHEET NO.	504 of 2



PREV. PERUF COST

PRIORIOUS COMMERCIAL PRIORITY:

07/24/80: B09279 - ADDITION TO BANK BUILDING
08/26/80: F0000287 - TENT FOR MEETING HALL
05/29/91: B0090257 - FOUNDATION REPAIR
12/18/01: E0000247 - FLUSH EXIT N.E. WALL

CURRENT PROJECTS:

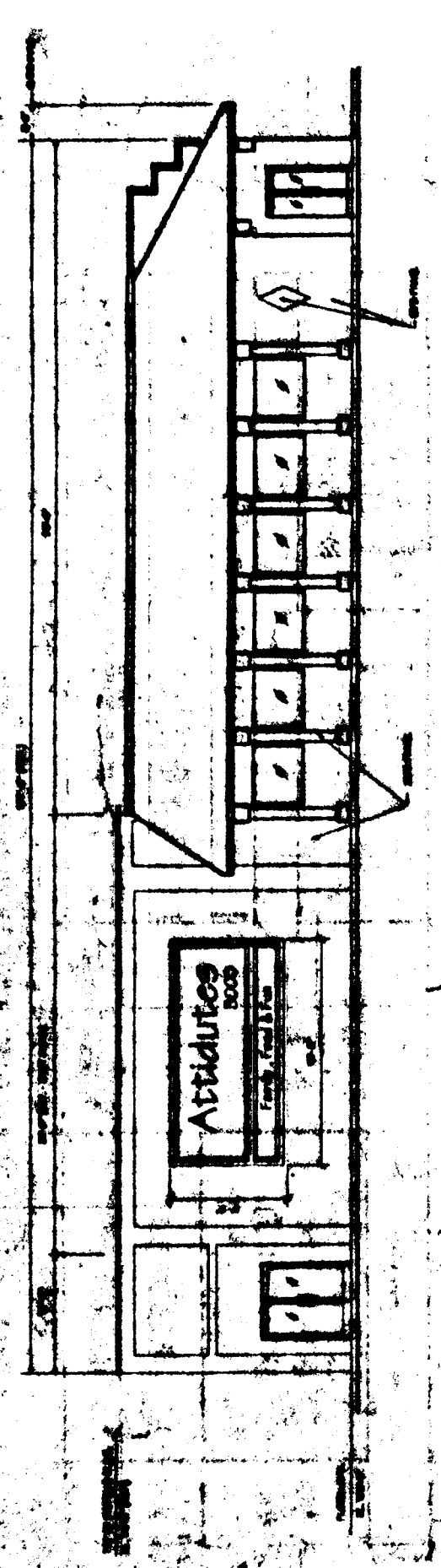
12/16/09: B19153 - BUSY ADDITIONS

Legend

STABILIZED CONSTRUCTION ENTRANCE
BOX PAVING TO BE REMOVED
NEW PLANT MATERIAL
NEW DRAINAGE
NEW HANDICAPPED STAIRS
PROCESSED LIGHT POLY

SITE PLAN
SCALE 1"=30'

ZONE NOTE
 FARGES
 BOTH ZONE



Slugs

[illegible]

(SEE ADDITIONAL SHEETS DRAWING PULASKI HWY)

NOTE, WILL BE IN THE HIGH RAR
CARRIED A PERSONAL
SUNSHINE LANTERN COMPANY
OF GEORGE E. HONORANT
111 EIGHT EIGHT EIGHT
CAMPBELL 1907 SEPARATE
THE FRIEDMAN ASSOCIATES
REGISTERED PROFESSIONAL
LAND SURVEYORS, 405
AVENUE TOWSON, MD. 21204
NO. 210 (1988) FOLIO 50

DOUBLE FLOOR WITH INTERNAL
ILLUMINATION.

Ex. Free-standing Sign

Ex. Freestanding Sign